

BETWEEN

RUAH COMMUNITY SERVICES LTD

Applicant

- and -

CITY OF PERTH

Respondent

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**ANNEX A – CONDITIONS OF APPROVAL**

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That the Minister for Planning resolves to:

1. **Approve** SAT Application reference DR 95 of 2022 in accordance with Clause 68 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Perth City Planning Scheme No.2 and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme, subject to the following conditions as follows:

**Conditions**

***Minister's Conditions***

1. The Minister for Planning may approve any modification to the approved development, or amend or waive any condition of approval, provided such proposed modification or amendment or waiver would not substantially change the development approved.
2. The approved use must be commenced within 2 years of the date of this approval, otherwise the approval shall lapse and be of no effect. The approved use will be deemed to have commenced once the premises is occupied and used for the approved use.
3. Hours of operation of the Community Centre are Monday to Friday between 8.30am and 2.00pm only, excluding public holidays.
4. Submission of a comprehensive Business Management Plan for approval by the Minister, on the advice of the City, prior to the commencement of the use that addresses the operation and management of the Community Centre, including how the operator will:
  - a. control any noise and other disturbances on the site that are associated with the activities or customers on site. A minimum of 1 security personnel, licensed pursuant to the *Security and Related Activities (Control) Act 1996* as amended from time to time, must provide security at the premises during operational hours, the subject of Condition 3.
  - b. arrange for the removal of unwanted or unattended personal belongings of customers of the site within the verge and footpath areas, directly in front of the property.
  - c. manage the congregation and queuing of customers outside the property during operational hours.

d. establish and maintain a complaint's management service, that enables and facilitates easy access (by the community) during the hours of operation to a designated contact person(s).

5. The approved comprehensive Business Management Plan, the subject of Condition 4, must be implemented by the operator/manager on an on-going basis and to the satisfaction of the Minister, on the advice of the City.

6. External security lighting at the entrance of the venue must be installed to the satisfaction of the Minister, on the advice of the City. Final details of the function and location of the lighting must be submitted and approved by the Minister, on the advice of the City, prior to the commencement of the use, with the lighting being installed and maintained thereafter to the Minister's satisfaction, on the advice of the City.

7. A Waste Management Plan that is consistent with the City's waste servicing requirements must be submitted for approval by the Minister, on the advice of the City, prior to applying for an Occupancy Permit, with the Plan being implemented by the operator/manager on an on-going basis and to the satisfaction of the Minister, on the advice of the City.

8. A sign must be installed on the building, which is clearly visible from the adjoining footpath, and provides detail on the approved opening hours and Police contact numbers including the general number (131444) and emergency number (000) for the public. The sign is also to include a statement explaining that waiting or loitering outside of the premises outside of opening hours is not permitted. Final details of the design, location, dimensions, illuminance and content of the sign must be submitted for approval by the Minister, on the advice of the City, prior to the commencement of the use, with the sign being installed and maintained thereafter to the Minister's satisfaction, on the advice of the City.

#### **Advice Notes**

1. This decision is a decision of the Minister for Planning under sections 246 and 247 of the *Planning and Development Act 2005*. The Minister's decision is final and has effect according to its tenor.

2. This is a notice of determination on application for development approval issued in accordance the *Planning and Development Act 2005*, the *Metropolitan Region Scheme*, the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *City of Perth City Planning Scheme No.2*. It is not a building permit or an approval to carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.

I endorse these conditions of approval.



**HON RITA SAFFIOTI MLA  
MINISTER FOR PLANNING**

**21 SEP 2022**